

# Homebuyer Equity Loan Program (HELP)

The HELP program is a partnership between you and Fairfax County that can help bring the dream of buying a home within reach. HELP is a loan of up to \$91,767 that you can use to close the gap between an affordable mortgage pre-approval amount and sales price of a home on the market.

## HOW DOES THE PROGRAM WORK?

Fairfax County DHCD issues you a Preliminary Award Letter indicating how much HELP funds you are eligible to borrow. By combining that amount with the amount that your mortgage lender has pre-approved you to borrow, you will be able to purchase a home on the market with a higher sales price.



## HOW MUCH CAN YOU BORROW?

The maximum amount of HELP funds you can borrow is \$91,767.

However, the actual amount you will receive is based on the home you buy. Only market priced homes are eligible for purchase with HELP funds (Affordable Dwelling Units sold through the First-Time Homebuyers Program CANNOT be purchased using HELP). The maximum sales price is \$362,790.

## WHAT IS THE INTEREST RATE AND THE MONTHLY PAYMENTS ON A HELP LOAN?

A HELP loan is a second mortgage. As such, the term of the loan is 30 years. There is no interest charge and payment is deferred for the entire term of the loan. And at the end of the 30 year term, the loan is forgiven.

However, if you sell your home before the end of the 30 year term, the full amount borrowed through HELP must be repaid. In addition, there is an equity share for any profits realized from the sale. The split is based on the percentage of HELP funds applied to the original purchase.

## ARE YOU ELIGIBLE TO USE HELP?

To qualify to use HELP to buy your home you need to meet the eligibility requirements below:

- Must be a first-time homebuyer (all adult family members)
- Must complete a homebuyer education class (all adult family members)
- Must live and/or work in Fairfax County and buy a home in Fairfax County with a sales price less than \$362,790
- Must receive a current conditional pre-approval for a first mortgage with terms meeting HELP program guidelines (i.e. no interest only mortgages)
- Must have 1% of the sales price for downpayment and eligible closing costs
- Must have a gross annual household income less than the income maximum based on family size (see below)

Family Size	1	2	3	4	5	6
Maximum Income	\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	\$69,150

Please Note: The home you purchase using HELP must be occupied as your primary residence – renting and/or purchasing an investment property are not allowed.

## HOW CAN YOU APPLY?

Because HELP is a new program, to apply you must attend a HELP Orientation. At this orientation you will receive the HELP application. Once you submit your complete application and documents, you will be contacted to schedule an appointment for your HELP PRELIMINARY AWARD LETTER. Once you have your HELP Preliminary Award Letter, you will be able to find a home for purchase.

Call 703.246.5087 from 1:00 p.m. – 4:00 p.m. Monday through Friday to register to attend a HELP Orientation.

**\*\*HELP Orientations have limited seating\*\***



Fairfax County is committed to nondiscrimination on the basis of disability in all County programs, services and activities. Special accommodations will be provided upon request. Please allow seven working days for preparation of materials. For information call 703-246-5101 or 703-385-3578 (TTY).

